161.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,049,200 / 1,049,200
					USE VALUE:	1,049,200 / 1,049,200
					ASSESSED:	1,049,200 / 1,049,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
153		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALI MOHAMAD S & KECIA TRUSTEES
Owner 2:	KECIA ALI 2008 REVOCABLE TRUST
Owner 3:	
Street 1:	153 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ALI KECIA -
Owner 2:	-
Street 1:	153 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,742 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Wood Shingle Exterior and 2332 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8742.000	571,600		477,600	1,049,200
Total Card	0.201	571,600		477,600	1,049,200
Total Parcel	0.201	571,600		477,600	1,049,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.91 | /Parcel: 449.9

Legal Description

User Acct 107191

GIS Ref

GIS Ref

Insp Date 10/06/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 161.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	571,600	0	8,742.	477,600	1,049,200	1,049,200	Year End Roll	12/18/2019
2019	101	FV	432,300	0	8,742.	477,600	909,900	909,900	Year End Roll	1/3/2019
2018	101	FV	431,400	0	8,742.	423,000	854,400	854,400	Year End Roll	12/20/2017
2017	101	FV	431,400	0	8,742.	354,800	786,200	786,200	Year End Roll	1/3/2017
2016	101	FV	431,400	0	8,742.	354,800	786,200	786,200	Year End	1/4/2016
2015	101	FV	414,500	0	8,742.	307,000	721,500	721,500	Year End Roll	12/11/2014
2014	101	FV	410,400	0	8,742.	296,800	707,200	707,200	Year End Roll	12/16/2013
2013	101	FV	410,400	0	8,742.	282,500	692,900	692,900		12/13/2012

!12563!

PRINT

Date	Time
12/11/20	02:38:25

LAST REV

Date	Time
04/24/19	12:43:55
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12563

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALI KECIA,	72326-275	1	3/13/2019	Convenience	99	No	No		
ALI MOHAMAD S &	72326-272	1	3/13/2019	Convenience	99	No	No		
O BRYAN JOSEPH	31616-166		7/17/2000		371,575	No	No		
O`BRYAN JOSEPH	30482-382		7/30/1999		295,000	No	No		
	24882-568		9/28/1994		190,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2014	1362	Manual	10,800					Remove existing de
12/4/2013	1765	Redo Kit	24,500	C				
6/28/2006	529	Porch	5,000			G9	GR FY09	
5/23/2006	401	Addition	206,155			G9	GR FY09	AND G8 - ADD SFL &

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
5/15/2014	External Ins	PC	PHIL C
2/6/2014	Info Fm Prmt	EMK	Ellen K
2/23/2009	Meas/Inspect	372	PATRIOT
9/24/2008	Fieldrev-Chg	BR	B Rossignol
11/28/2000	MLS	MM	Mary M
11/24/1999	Meas/Inspect	264	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	107191
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8742		Sq. Ft.	Site		0	70.	0.78	8									477,582						477,600	

Total AC/HA: 0.20069 | Total SF/SM: 8742 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 477,582 | Spl Credit | Total: 477,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Average
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10025728
Const Adj.:	0.99989998
Adj $ / SQ:	137.518
Other Features:	120000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	599202
Depreciation:	27563
Depreciated Total:	571639

COMMENTS

3/4 BATH IN BMT PDAS. 0F=LAUNDRY SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	5	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

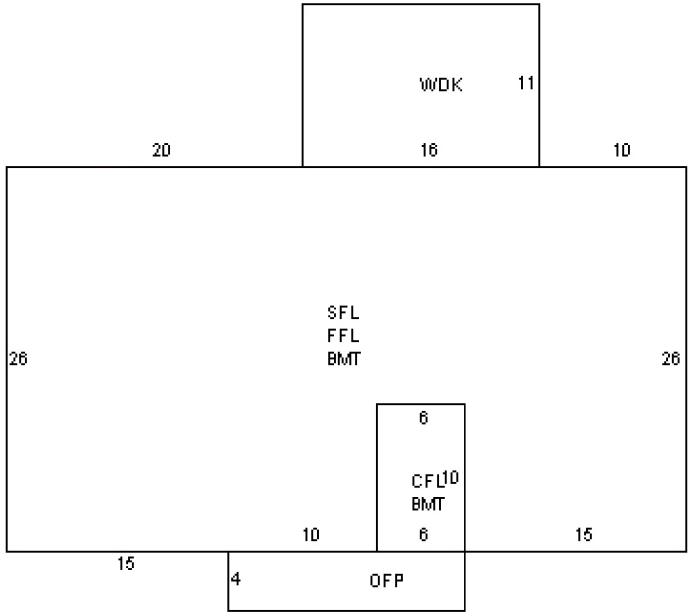
No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.40
Special Features:	0	Val/Su Net:	151.70
Final Total:	571600	Val/Su SzAd	245.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,196	41.260	49,342
FFL	First Floor	1,136	137.520	156,221
SFL	Second Floor	1,136	137.520	156,221
WDK	Deck	176	11.680	2,056
OFP	Open Porch	64	42.280	2,706
CFL	Cathflr	60	144.390	8,664

Net Sketched Area:	3,768			Total:	375,210
Size Ad	2332	Gross Are	3768	FinArea	2332

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

161.0-0001-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1999	0.00	T	16	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	